

**CITY OF REDMOND
DESIGN REVIEW BOARD
February 15, 2007**

NOTE: These minutes are not a full transcription of the meeting. Tapes are available for public review in the Redmond Planning Department.

BOARD MEMBERS PRESENT: Lee Madrid, David Scott Meade, Sally Promer-Nichols, Mery Velastegui

STAFF PRESENT: Steven Fischer, Senior Planner; Amy Keenan, Associate Planner; Nathalie Schmidt, Assistant Planner

The Design Review Board is appointed by the City Council to make decisions on design issues regarding site planning, building elevations, landscaping, lighting and signage. Decisions are based on the design criteria set forth in the Redmond Development Guide.

CALL TO ORDER

The meeting was called to order by the Chairperson of the Design Review Board Sally Promer-Nichols at 7:05 PM. Design Review Board members Dennis Cope, Robert Hall, and David Wobker were excused.

MINUTES

January 4, 2007:

IT WAS MOVED BY MR. MADRID AND SECONDED BY MR. MEADE TO APPROVE THE JANUARY 4, 2007 DESIGN REVIEW BOARD MEETING MINUTES AS CORRECTED. MOTION CARRIED (3-0-1), WITH MS. VELASTEGUI ABSTAINING.

IT WAS MOVED BY MS. VELASTEGUI AND SECONDED BY MR. MADRID TO CLOSE THE MEETING AT 7:10 P.M. MOTION CARRIED (4-0).

PRE-APPLICATION

PRE060066, West Gate Technical Center

Description: Demolition of existing building and construction of a 3-story 125,000 sf commercial building

Location: 8635 154th Ave NE

Architect: Bob Fadden with Lance Mueller Architects

Landscape Architect: Stephen Klem with Brumbaugh & Associates

Applicant: Mike Hubbard with Capstone Partners

Prior Review Date: 1/4/07

Staff Contact: Amy Keenan / 425.556.2407

Amy Keenan, Associate Planner, presented the staff report, listing the suggestions the Design Review Board members gave at the January 4, 2007 review as follows: move the pedestrian access through the parking lot, redesign the dumpster area, include a base element, modify the entry cover piece, and include color and materials at the next review. She reported that the applicant had modified the site plan to include a pedestrian path from 152nd Avenue NE through the center of the parking lot to the western entry of the building. She also reported that the applicant had brought pictures of the redesigned dumpster area. The applicant had provided three schemes to address the building base treatment, with Schemes A and C utilizing integrated landscaping to create a building base and Scheme B using landscaping along with what is described as a wainscot material of large scale ground face CMU with integral color to create a base. The applicant has provided additional details of the east entry, which includes a canopy with a trapezoidal roof that flairs up from the building. Materials used on the building are incorporated into the benches, soffit, columns, and roof fascia of the entry. The applicant also provided the proposed materials and colors, which are warm earth tones. A more detailed landscape drawing, including the proposed building base plantings, had been submitted for review.

Stephen Klem, 525 NW 203rd Street, Shoreline, WA 98177, described the three options for the building base treatment. Option A treated part of the base with landscaping, following the undulation of the building and berming up. Option B brought the windows down and had very low plantings, with the rest

being typical foundation landscaping. Option C was typical foundation landscaping and low planting, but treating the building with split-face fascia block, which would also be on the dumpster walls on the back. Option C's berm would be 30-inch width, sill height, and work as the base covering the elevations. The inside space would be directly connected to the landscaping areas. Regarding the entry, they enhanced the ground plane, made the canopy bigger, went with the block option and put some benches next to the columns. In the back they relocated the access path through the site right to the back door. The dumpster would be fully enclosed by a painted structure with a metal gate, and there would be Type 1 screening planting all around. There are existing London plane trees on the back of the site.

Bob Fadden, 180 Lakeside #250, Seattle, WA 98122, passed around the paint color samples, noting that the idea is to have a dark plane and a light plane with different things within the planes to create visual interest. The applicants liked the project better without accent colors. The cornice would be made of aluminum. The mechanical screens would be made of horizontal metal siding in a neutral color. He showed a sample of that siding. They had spent a good deal of time looking at focal points for the building entrance and how it would be viewed from the distance. They brought the scale of the entry to a personal scale so it would not feel so big and ominous.

COMMENTS BY THE DRB MEMBERS:

Ms. Velastegui:

- Liked the photo of the building.
- Thought that the base was clearly readable and the entry could be identified.
- Liked the clean base and that they created landscaping other than the berm.
- Noted that the renderings were not accurate with the color samples they provided.
- Was concerned about two colors that were too close in color and preferred a contrast in the colors.
- Liked the metal.
- Thought the elevations were too linear, too horizontal, in line.
- Thought the building was not overly exciting. (Mr. Fadden explained that they could not see the shadowing that comes from the metal band along the top of the building that forms a cornice. The cap element would be a different material.)

Mr. Madrid:

- Was enthusiastic about the project, particularly where it is located, because that part of town needs updating.
- Thought they were looking for guidance on the elevations.
- Thought the berm was a nice idea, but was not quite convinced that it would make the façade of the building jump.
- Thought it could be interesting if they had a final landscape plan with the berm in place. Was not sure where the berm would go.
- Would like the base on Option C and the classic landscaping.
- Suggested that they come back with two ideas.
- Liked what they did with the rear of the building.
- Had no problem with the front of the building.
- Liked the linearity of the building in general, but liked the extra color on the alternate plans.
- Thought there were many good things about it.
- Thought it was certainly going in the right direction. (Mr. Fadden responded that he thought about adding a third vertical color because maybe the building needs a different color on some of the columns.)
- Noted that the design was kept clean and simple with just enough interest.
- Looked forward to the next rendering.

Mr. Meade:

- Liked the alternate with the third color because it looked a little punchier.
- Was in favor of the berm, but would play with the height of the berm so the ground color is not above the grass.
- Requested that the applicant provide a section.
- Thought it fine that they opted not to do some previously discussed options.
- Thought it was satisfactory.

Ms. Promer-Nichols:

- Agreed with Mr. Meade on the coloration. Liked going toward the alternate for a more interesting mix of colors.
- Preferred Option B with a mix of the berm and the lower plantings at the window walls just to give it some variations. Said she has always loved the idea of berms going up the walls. Thought it would be a nice way to set this building into the landscaping.
- Said she could not read the landscape plan, but realized it was conceptual at this point.
- Was concerned about the dumpster. Urged the applicant not to ring it with just one plant and not to call much attention to it, but simply to let it blend into the landscape.

The applicant promised to bring some sectional elevations and some colored examples to the next review.

PRE-APPLICATION

PRE070009, Reservoir Park Pump Station

Description: Replacement of existing water booster pump station facility

Location: 163rd Avenue NE and NE 95th Street

Architect: Richard Abe with KPG Seattle

Applicant: Mike Haley with City of Redmond

Staff Contact: Nathalie Schmidt / 425.556.2471

Nathalie Schmidt, Assistant Planner, presented the staff report for this project which involves the replacement of existing utilities for the underground water pumping station and includes a single-story structure made of CMU in two natural colors. The project is located generally on a slope.

Mike Haley, Public Works, was present.

Rick Abe, 753 9th Avenue N, Seattle, WA 98109, explained that they are proposing a simple structure that will not compete with the surrounding neighborhood. The location is near tennis courts and apartment buildings. A residential structure on the northeast portion is the only one that would have a view of the facility. He showed samples of the blocks, one rose and one tan. The base would be split face; the lintels and band, smooth face. The base would project out 10 inches.

COMMENTS FROM THE DRB MEMBERS:

Mr. Meade:

- Liked the combination of smooth over rough.
- Noted that every opening but the door on the south elevation has been accentuated with 3-score split-face CMU.
- Suggested that they graffiti-proof the CMU block with a wax coating.
- Thought what they planted close to the building was more important than what was planted on the slope.

Mr. Madrid:

- Thought the building was fine in general.
- Liked the color scheme.
- Liked the difference between the split face and smooth. Thought this made it warm for the residents' views.
- Noted there were a lot of trees on the southwest, which would provide a lot of shade.
- Liked the butterfly roof. Thought it a nice touch.
- Had no problems with the building.
- Preferred to have a landscape plan, even a simple one, for review.

Ms. Velastegui:

- Liked the colors because they are warm and also have a contrast.
- Appreciated the section because it helped with the review.
- Did not think they would have any problem with screening or shade.
- Would make the base a little shorter than five feet.

- Thought the hillside should have some trees. (Mr. Haley replied that they have to be careful what they plant around the tank.)

Ms. Promer-Nichols:

- Inquired if the applicant would be submitting a landscape plan. (Mr. Haley explained that they plan to make the hill more maintainable. One idea is to terrace the hill. He passed around some photos of the site.) She commented that she would prefer to see a landscape plan.
- Confirmed that this had the same security issues as the wells.
- Thought the building was an improvement over what was there.
- Could not see how the City could not improve the site a little.
- Thought that some softening of the site would be advisable, such as softening of the chain link fence with a few trees. Everything seems harsh out there now. If going to the effort to build this nice structure, the applicant should improve the site.
- Thought they were on the right track on the hill.
- Was more concerned about the impact of all the asphalt there now. This needs softening to make a nicer transition into the park. The nice building demands a better site treatment around it to sustain the impact.

IT WAS MOVED BY MS. VELASTEGUI AND SECONDED BY MR. MADRID TO ADJOURN THE MEETING AT 8:13 PM. MOTION CARRIED (4-0).

MINUTES APPROVED ON

RECORDING SECRETARY